174.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	499,800 / 499,800
					USE VALUE:	499,800 / 499,800
					ASSESSED:	499,800 / 499,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANLEY MARGARET S
Owner 2:	
Owner 3:	
Street 1:	9 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOVALSKI JOSEPH & DIANE -
Owner 2:	-
Street 1:	9 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,295 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 671 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2295.000	157,600		342,200	499,800
Total Card	0.053	157,600		342,200	499,800
Total Parcel	0.053	157,600		342,200	499,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 744.86 | /Parcel: 744.8

Legal Description

User Acct 115690

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0001-0007.0

!13491!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	157,600	0	2,295.	342,200	499,800	499,800	Year End Roll	12/18/2019
2019	101	FV	135,600	0	2,295.	337,300	472,900	472,900	Year End Roll	1/3/2019
2018	101	FV	135,600	0	2,295.	259,100	394,700	394,700	Year End Roll	12/20/2017
2017	101	FV	135,600	0	2,295.	244,400	380,000	380,000	Year End Roll	1/3/2017
2016	101	FV	135,600	0	2,295.	224,900	360,500	360,500	Year End	1/4/2016
2015	101	FV	129,000	0	2,295.	210,200	339,200	339,200	Year End Roll	12/11/2014
2014	101	FV	129,000	0	2,295.	193,600	322,600	322,600	Year End Roll	12/16/2013
2013	101	FV	129,000	0	2,295.	193,600	322,600	322,600		12/13/2012

PRINT

Date	Time
12/11/20	03:26:25

LAST REV

Date	Time
09/21/20	10:55:04
danam	
13491	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOVALSKI JOSEPH	44480-226		1/14/2005		310,000	No	No		
	27301-390		5/16/1997		100,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	610	Solar Pa	8,377	C				
4/13/2009	229	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
1/26/2009	Measured	345	PATRIOT
11/12/2008			
6/17/2005	MLS	HC	Helen Chinal
2/16/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2295		Sq. Ft.	Site		0	70.	2.13	6									342,196						342,200	

Total AC/HA: 0.05269 | Total SF/SM: 2295 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 342,196 | Spl Credit | Total: 342,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	73800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	214127
Depreciation:	56530
Depreciated Total:	157598

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

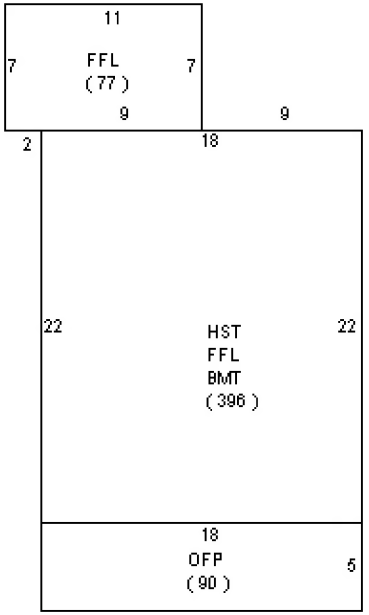
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.75
Special Features:	0	Val/Su Net:	136.21
Final Total:	157600	Val/Su SzAd	234.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	473	173.750	82,181
BMT	Basement	396	52.120	20,641
HST	Half Story	198	173.750	34,402
OFP	Open Porch	90	34.490	3,104

Net Sketched Area:	1,157			Total:	140,328
Size Ad	671	Gross Are	1355	FinArea	671

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	